

MITIGATION MONITORING PROGRAM

12.1 PURPOSE

On January 1, 1989, California State Assembly Bill 3180 (AB 3180) became effective. AB 3180 requires state and local agencies to adopt programs for monitoring and reporting of implementation of mitigation measures addressing significant adverse environmental impacts of projects agencies approve subject to the California Environmental Quality Act (CEQA). Consistent with the requirements of AB 3180 and the CEQA Guidelines, this Mitigation Monitoring Program (MMP) was developed by the City of Long Beach for use in monitoring the implementation of the mitigation measures incorporated in the proposed West Gateway project.

The City of Long Beach has the authority to require and enforce the provisions of AB 3180 and the CEQA Guidelines consistent with its existing police powers. As lead agency for the environmental documentation for the proposed West Gateway project, the City is also responsible for approving the MMP and for accepting the written report documenting completion of the implementation of the project mitigation measures. In general, the City of Long Beach Public Works, and Planning and Building Departments would be responsible for overseeing the implementation of these mitigation measures and for approving measures as complete.

12.2 DEVELOPMENT OF THE MITIGATION MONITORING PROGRAM

The basis of the MMP is the mitigation measures identified as follows:

- By environmental impact category as documented in Section 4.0 (Existing Conditions, Impacts and Mitigation Measures) of the Environmental Impact Report (EIR) for the West Gateway project.

12.3 MITIGATION MONITORING PROGRAM FOR THE PROPOSED WEST GATEWAY PROJECT

Table 12-1 provides the following information:

- A list of all mitigation measures from Section 4.0 of the Draft EIR.
- The implementation schedule for each measure.
- The City of Long Beach Department or Departments responsible for reviewing and approving the documentation regarding implementation of each measure.

**TABLE 12-1
MITIGATION MONITORING PROGRAM FOR THE WEST GATEWAY PROJECT**

Mitigation Measure	Implementation Schedule	Responsible Department
Aesthetics		
<p>For all Parcels</p> <p>AE-1 Prior to approval of any building permits, the developer shall submit plans and specifications for all exterior materials to both the Department of Planning and Building and the Department of Public Works for review and approval to ensure that no exterior building materials or window glass treatments would create uncomfortable light or glare impacts to any public or private roadways or surrounding property improvements. No glass shall be permitted to have a reflectivity greater than 15% without submittal of a reflective glare study for the review and approval by the Director of Planning and Building and the Director of Public Works. No exterior building surface shall consist of any reflective metallic surfaces.</p>	Prior to the approval of building permits.	Planning and Building, and Public Works Departments
<p>AE-2 Prior to the approval of any building permits, the applicant shall submit plans and specifications for all exterior lighting fixtures and light standards to both the Department of Planning and Building and the Department of Public Works for review and approval to ensure incorporation of glare control visors and shields. The submitted plans and specifications shall include a photometric design study verifying no significant lighting spillover to any public or private roadways or surrounding properties will occur. All public street lighting will be directed toward the street and in conformance with the streetscaping plans for the West Gateway area.</p>	Prior to the approval of building permits.	Planning and Building, and Public Works Departments
Air Quality		
<p>For all Parcels – Construction Dust Control</p> <p>AQ-1 All trucks hauling dirt, sand, soil or other loose materials off site shall be covered or wetted or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer).</p>	During all site preparation, grading and construction. Incorporated into notes on plans.	Planning and Building Department
<p>AQ-2 Streets shall be swept hourly if visible soil material has been carried onto adjacent public paved roads (reclaimed water shall be used if available.)</p>	During all site preparation, grading and construction. Incorporated into notes on plans.	Planning and Building Department
<p>AQ-3 All active sites shall be watered at least twice daily.</p>	During all site preparation, grading and construction. Incorporated into notes on plans.	Planning and Building Department

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AQ-4 All grading activities that result in dust generation shall cease during second stage smog alerts and periods of high winds (i.e., greater than 25 mph) if dust is being transported to off-site locations and cannot be controlled by watering.	During all site preparation, grading and construction. Incorporated into notes on plans.	Planning and Building Department
AQ-5 The developer shall use zero Volatile Organic Compounds (VOC) content architectural coatings during the construction of the project to the maximum extent feasible. This measure will reduce VOC (ROG) emissions by 95 percent over convention architectural coatings. The following websites provide lists of manufacturers of zero VOC content coatings: http://www.aqmd.gov/business/brochures/zerovoc.html http://www.delta-institute.org/publications/paints.pdf http://www.cleanaircounts.org/factsheets/FS%20PDF/Low%20VOC%20Paint.pdf	During all site preparation, grading and construction. Incorporated into notes on plans.	Planning and Building Department
AQ-6 No person shall conduct an active operation with a disturbed surface area of five or more acres, or with a daily import or export of 100 cubic yards or more of bulk material without utilizing at least one of the measures listed below at each vehicle egress from the site to a paved public road. (A) Install a pad consisting of washed gravel (minimum-size: one inch) maintained in a clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long. (B) Pave the surface extending at least 100 feet and at least 20 feet wide. (C) Utilize a wheel shaker/wheel spreading device consisting of raised dividers (rails, pipe, or grates) at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages before vehicles exit the site. (D) Install and utilize a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site. (E) Any other control measures approved by the U.S. EPA as equivalent to the actions specified in (A) through (D) listed above.	During all site preparation, grading and construction. Incorporated into notes on plans.	Planning and Building Department

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AQ-7 The project applicant will be required to name a construction relations officer to act as a community liaison concerning on site construction activity, including resolution of issues related to dust generation from grading/paving activities.	During all site preparation, grading and construction. Incorporated into notes on plans.	Planning and Building Department
AQ-8 The project shall comply with the findings and intent of Chapter 8.65 (Mobile Source Air Pollutant Reduction) of the City of Long Beach Municipal Code.	During all site preparation, grading and construction. Incorporated into notes on plans.	Planning and Building Department
Cultural Resources		
<p>For Parcels 9, 10 and 11</p> <p>C-1 Prior to demolition activities on Parcels 9, 10 and 11, all properties which exceed 50 years of age and have not had substantial modern renovation will be subject to records research in known archives to establish whether or not they would be appropriate historic preservation candidates. Structures identified as historic structure candidates shall be documented through photographs of the exterior and, if relevant, the interior to preserve the record of the structure. In addition, the entire West Gateway area including streetscape views must be included in the photographic record. This record will be documented by an architectural historian with relevant photographic experience and using protocol for such reports including archival processing as prescribed by the City's Historic Preservation Officer. The federal Historic American Building Survey (HABS) and the Historic American Engineering Record (HAER) program protocols shall be used as for guidance in consultation with the Historic Preservation Officer. The report(s) shall be submitted to the City for review and approval by City's Historic Preservation Officer or his/her designee. The photographs will be archivally processed and placed in a publicly accessible repository, as directed by the Historic Preservation Officer of Long Beach, in order to maintain them in archival condition so that they will be a permanent record of the building and neighborhood.</p>	During all site preparation, grading and construction.	City of Long Beach Historic Preservation Officer in consultation with the Planning and Building Department

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Mitigation Measure	Implementation Schedule	Responsible Department
<p>For Parcels 2 through 7</p> <p>C-2 Prior to demolition activities on Parcels 2 through 7, all properties which exceed 45 years of age and have not had substantial modern renovation will be subject to records research in known archives to establish whether or not they would be appropriate historic preservation candidates. Structures identified as historic structure candidates shall be documented through photographs of the exterior and, if relevant, the interior to preserve the record of the structure. In addition, the entire West Gateway area including streetscape views must be included in the photographic record. This record will be documented by an architectural historian with relevant photographic experience and using protocol for such reports including archival processing as prescribed by the City's Historic Preservation Officer. The federal Historic American Building Survey (HABS) and the Historic American Engineering Record (HAER) program protocols shall be used as for guidance in consultation with the Historic Preservation Officer. The report(s) shall be submitted to the City for review and approval by City's Historic Preservation Officer or his/her designee. The photographs will be archivally processed and placed in a publicly accessible repository, as directed by the Historic Preservation Officer of Long Beach, in order to maintain them in archival condition so that they will be a permanent record of the building and neighborhood.</p> <p>In the event that adaptive reuse of an existing potentially historic structure will occur instead of demolition, the developer and Redevelopment Department representative shall consult with the City's Historic Preservation Officer on the extent photo documentation must occur based on the degree of change to the structure and whether or not the changes would degrade the historic value of the structure.</p>	During all site preparation, grading and construction.	City of Long Beach Historic Preservation Officer in consultation with the Planning and Building Department
<p>For Parcels 2 through 11</p> <p>C-3 A City-certified archaeologist shall be retained by the developer to monitor demolition and grading activities. If archaeological material is encountered during demolition or project construction, the construction contractor shall immediately stop work within the immediate vicinity of the finding until the material is investigated and determined to be not significant or the material is documented and removed using appropriate preservation protocol.</p>	During construction.	City of Long Beach Historic Preservation Officer in consultation with the Planning and Building Department
<p>C-4 If human remains are encountered during construction activities, work shall cease and the Los Angeles County Coroner's Office and the Native American Heritage Commission shall be notified. A course of action will be agreed upon regarding the treatment of said</p>	During construction.	City of Long Beach Historic Preservation Officer in consultation

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remains with the Los Angeles County Coroner's Office or in compliance with the Native American Graves Protection and Repatriation Act (NAGPRA) and the Native American Heritage Commission if the remains are determined to be of Native American origin. This process can involve, but is not limited to re-interment of said remains on- or off site, donation to museums or schools for the promotion of archaeological body of record or other arrangements as agreed upon by the consultation process with the Native American descendants or their representative.		with the Planning and Building Department
Hazards and Hazardous Materials		
For all Parcels HZ-1 The City shall require the site demolition and remodeling contractors to conduct a building by building inspection for the presence of asbestos-containing materials prior to the issuance of demolition permits for the site. The demolition contractor may submit copies of asbestos inspection reports for the site already prepared to satisfy SCAQMD Rule 1403 to fulfill this requirement.	Prior to the issuance of demolition permits.	Planning and Building Department
HZ-2 The City shall require the site demolition and remodeling contractors to conduct a building by building inspection for the presence of lead-based paint prior to the issuance of demolition permits for the site. Building inspection reports already prepared by the contractor to satisfy Cal-OSHA worker safety requirements may be submitted to fulfill this mitigation measure.	Prior to the issuance of demolition permits.	Planning and Building Department
HZ-3 Any use of hazardous materials or generation of hazardous wastes on the proposed project site must be conducted in accordance with applicable federal, state and local regulations.	During all site preparation, grading and construction.	Planning and Building Department
HZ-4 Although the Phase 1 Reports (for Parcels 9, 10 and 11) did not identify a risk for contaminated soils on the project site, if soil contamination is suspected during construction of the project, construction in the area should stop and appropriate health and safety procedures as prescribed by and in consultation with the City of Long Beach Fire Department Hazardous Materials Unit shall be implemented.	During all site preparation, grading and construction.	Planning and Building Department

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Mitigation Measure	Implementation Schedule	Responsible Department
Hydrology and Water Quality		
<p>For all Parcels</p> <p>W-1 The applicant shall construct facilities on the project site to transport storm water from the site to the City's drainage facilities. All such facilities will be subject to the review and approval of the City Engineer and shall be installed prior to the issuance of occupancy permits.</p>	Prior to the occupancy of occupancy permits.	Planning and Building Department
<p>W-2 Prior to the commencement of soil disturbing activities, the project proponent shall submit for approval to the RWQCB, a Notice of Intent to be covered under the Storm Water Permit. Additionally, the project proponent shall prepare a SWPPP which will require implementation of Best Management Practices (BMPs). The project proponent shall implement the SWPPP and will modify the SWPPP as directed by the Storm Water Permit. These provisions shall be included in the plan notes. The SWPPP shall include all of or a combination of specific BMPs as follows:</p>	Prior to site preparation, grading and construction.	Planning and Building Department
<p>a) Sediment for areas disturbed by construction shall be retained on site using structural controls such as sandbags, fencing or retention ponds.</p>	Prior to site preparation, grading and construction.	Planning and Building Department
<p>b) Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to the streets, drainage facilities or adjacent properties via runoff, vehicle tracking or wind.</p>	Prior to site preparation, grading and construction.	Planning and Building Department
<p>(c) Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to minimize transport for the site to streets, drainage facilities or adjoining properties.</p>	Prior to site preparation, grading and construction.	Planning and Building Department
<p>d) Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.</p>	Prior to site preparation, grading and construction.	Planning and Building Department
<p>e) All construction contractor and subcontractor personnel are to be made aware of the required BMPs and good housekeeping measures for the project site and any associated construction staging areas.</p>	Prior to site preparation, grading and construction.	Planning and Building Department
<p>f) At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed of in trash or recycle bins.</p>	Prior to site preparation, grading and construction.	Planning and Building Department

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	g) Any designated smoking area shall have an appropriate cigarette waste receptacle that is fitted to not allow cigarette butts to enter storm water or drains during rain or high winds. All contractor and subcontractor personnel will be directed to dispose of cigarette butts in these receptacles.	Prior to site preparation, grading and construction.	Planning and Building Department
W-3	Prior to finalizing design plans, a WQMP shall be prepared and approved by the City of Long Beach addressing post construction storm water runoff. This will consist primarily of structural BMPs addressing the urban runoff from the site. As part of the final design plans for the parking lot, drainage for the parking area shall be fitted with structural BMPs to reduce or eliminate urban runoff in the form of catch basins with filters (most likely fossil) or other equivalent filtration device that are regularly maintained and cleared so as to remain effective throughout the storm season. Regular clearing of large debris after a storm shall be incorporated into the ongoing maintenance program for the West Gateway project site.	Prior to finalizing design plans.	Planning and Building Department
Land Use			
	For Parcels 9, 10 and 11	Prior to the approval of the Development Agreements.	Planning and Building Department
LU-1	Prior to the approval of the Development Agreements, a zone code amendment will be adopted as part of the project to increase the dwelling unit density, allowing proposed densities for the West Gateway Project which will eliminate the inconsistency with the existing density limits in PD-30.		
Noise			
	For Parcels 2 through 11	During all site preparation, grading and construction.	Planning and Building Department
N-1	All construction equipment shall be in proper operating condition and fitted with standard factory noise attenuation features. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.		
N-2	Approved haul routes shall be used to minimize exposure of sensitive receptors to potential adverse noise levels from hauling operations.	During Final Design.	Planning and Building Department

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N-3	To the degree feasible, construction equipment shall be sited away from adjacent residential land uses to the extent feasible.	During all site preparation, grading and construction.	Planning and Building Department
N-4	The City of Long Beach Noise Ordinance (Section No. 8.80.202) states that noise sources associated with construction activities where a building or other related permit is required do not take place between the hours of 7:00 p.m. and 7:00 a.m. the following day on weekdays or a federal holiday (except for emergency work authorized by the building official), between the hours of 7:00 p.m. on Friday and 9:00 a.m. on Saturday and after 6:00 p.m. on Saturday (except for emergency work authorized by the building official), or at any time on Sunday.	During all site preparation, grading and construction.	Planning and Building, and Health Departments
N-5	Mechanical equipment shall be sufficiently enclosed or muffled and maintained so that noise generated by the operation of this equipment does not exceed the applicable City noise standard causing a noise disturbance (based on City of Long Beach Noise Ordinance, Section No. 8.80.200).	During all site preparation, grading and construction.	Planning and Building, and Health Departments
Population and Housing			
HP-1	Consistent with the requirements of eminent domain law and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the City of Long Beach shall pay all owners of real estate including land, buildings and improvements the fair market value for property taken for the West Gateway Project. Fair market value shall be determined through appraisal of the affected property.	Prior to demolition and relocation activities.	Community Development Department, Redevelopment Bureau
HP-2	Consistent with the requirements of eminent domain law and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the City of Long Beach shall assist displaced residents in finding alternative locations, either within or outside the City limits, as appropriate. Displaced residents are also eligible for the reimbursement of certain relocation costs, including moving costs.	Prior to demolition and relocation activities.	Community Development Department, Redevelopment Bureau
Recreation			
There are no significant adverse recreation impacts and no mitigation is required.			
Transportation			
Implementation of the project would not have any potential significant transportation and circulation impacts, and therefore no mitigation is needed.			

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Mitigation Measure		Implementation Schedule	Responsible Department
Utilities and Service Systems			
U-1	The Developer shall coordinate with the utility companies serving the site to establish service connections prior to construction.	Prior to site preparation, grading and construction.	Water, Energy, Public Works, and Planning and Building Departments
U-2	Any pre-existing underground utilities at the site shall be located prior to construction and abandoned or removed in accordance with state and local codes and regulations. Any utility trenches shall be backfilled under the observation and testing of the resident engineer or inspector.	Prior to site preparation, grading and construction.	Water, Energy, Public Works, and Planning and Building Departments
U-3	The Developer shall coordinate with SCE, SCGC and Long Beach Energy to incorporate energy savings programs in the construction and operation of the West Gateway project to ensure that energy savings technologies are incorporated into the design and operation of the project consistent with Title 24 of the Uniform Building Code.	Prior to site preparation, grading and construction.	SCE and Long Beach Energy and Planning and Building Departments
U-4	The Developer shall pay all applicable trunk and tie-in fees and upgrade any existing water or wastewater facilities on site as required by the City of Long Beach. Review of all site plans and utilities plans will be reviewed and approved by the City of Long Beach to ensure that adequate service and applicable codes are met.	Prior to site preparation, grading and construction.	Water and Planning and Building Departments
U-5	The Developer shall pay its fair share of necessary telephone improvements including a main conduit structure to bring lines into the project site. Coordination with Verizon during the development stage would facilitate service connection.	Prior to site preparation, grading and construction.	Planning and Building Department
U-6	The Developer shall pay all applicable school impact fees in a manner meeting the approval of the Superintendent of the Long Beach Unified School District.	Prior to the issuance of building permits.	Long Beach Unified School District and Long Beach Planning and Building Department
U-7	<p>Prior to issuance of building permits, the Developer shall create a disclosure form to be included with deed and title documents stating the following:</p> <p>The property is located in the Long Beach Unified School District (LBUSD). Local schools (schools in close proximity to the property) may not have available capacity to accommodate additional students. If capacity is not available in local schools, then students that cannot be accommodated in local schools will be bussed to other schools in LBUSD with available capacity.</p>	Prior to the issuance of building permits.	Long Beach Unified School District and Long Beach Planning and Building Department

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U-8	The Developer shall pay applicable fees for the provision additional fire and police services to the site in a manner acceptable to the City of Long Beach Fire Chief and Police Chief.	Prior to the issuance of building permits.	Long Beach Police, Fire and Planning and Building Departments